177.0	0002	0017.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	892,100 / 892,100
					USE VALUE:	892,100 / 892,100
					ASSESSED:	892,100 / 892,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANNA DOMINICK & ANGELA
Owner 2:	
Owner 3:	
Street 1:	119 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FORREST HAZEL A -
Owner 2:	-
Street 1:	119 RUBLEE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Wood Shingle Exterior and 2681 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6125.000	469,500		422,600	892,100
Total Card	0.141	469,500		422,600	892,100
Total Parcel	0.141	469,500		422,600	892,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.75 /Parcel: 332.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119446

GIS Ref

GIS Ref

Insp Date 07/02/18

!13871!

PREVIOUS ASSESSMENT

Parcel ID 177.0-0002-0017.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	469,500	0	6,125.	422,600	892,100		Year end	12/23/2021
2021	101	FV	456,000	0	6,125.	422,600	878,600		Year End Roll	12/10/2020
2020	101	FV	456,000	0	6,125.	422,600	878,600	878,600	Year End Roll	12/18/2019
2019	101	FV	338,500	0	6,125.	416,600	755,100	755,100	Year End Roll	1/3/2019
2018	101	FV	288,400	0	6,125.	320,000	608,400	608,400	Year End Roll	12/20/2017
2017	101	FV	288,400	0	6,125.	301,900	590,300	590,300	Year End Roll	1/3/2017
2016	101	FV	288,400	0	6,125.	277,700	566,100	566,100	Year End	1/4/2016
2015	101	FV	281,600	0	6,125.	259,600	541,200	541,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:52:50

LAST REV

Date	Time
11/05/18	08:37:38
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13871

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORREST HAZEL A	71558-40	1	8/30/2018		1,000,000	No	No		
PERRY CHARLES A	49486-467		5/23/2007	Family	99	No	No		
	9851-337		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	119446
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2010	57	Redo Bas	88,500	C				NEW DECK / NEW 2ND
11/7/1993	561	Manual	2,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
5/18/2010	Info Fm Plan	BR	B Rossignol
10/20/2008	Meas/Inspect	189	PATRIOT
12/29/1999	Meas/Inspect	243	PATRIOT
10/2/1989	Meas/Inspect	189	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6125		Sq. Ft.	Site		0	70.	0.99	6									422,623						422,600	

Total AC/HA:	0.14061	Total SF/SM:	6125	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,623	Spl Credit		Total:	422,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13882685
Const Adj.:	0.99989998
Adj $ / SQ:	148.033
Other Features:	130940
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	526308
Depreciation:	56841
Depreciated Total:	469467

COMMENTS

RRM ROUGH FINISH. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	5	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

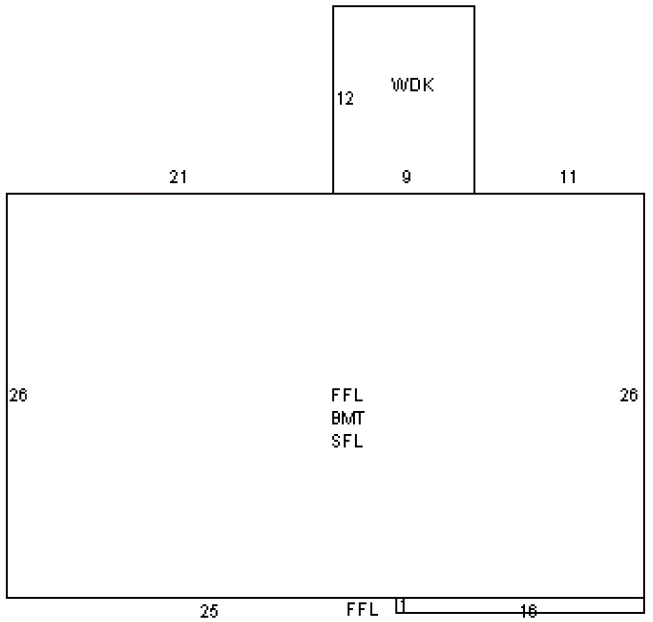
No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.03
Special Features:	0	Val/Su Net:	141.33
Final Total:	469500	Val/Su SzAd	218.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,082	148.030	160,171
BMT	Basement	1,066	71.060	75,745
SFL	Second Floor	1,066	148.030	157,803
WDK	Deck	108	15.260	1,648
	Net Sketched Area:	3,322	Total:	395,367
Size Ad	2148	Gross Area	3322	FinArea 2681

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0002-0017.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: